

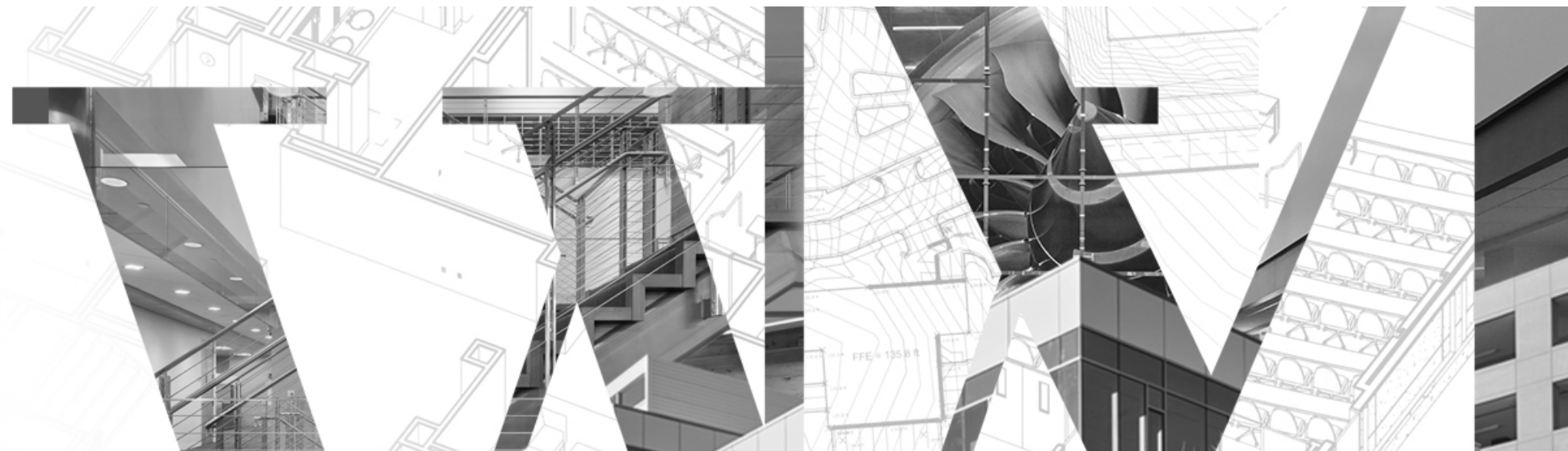


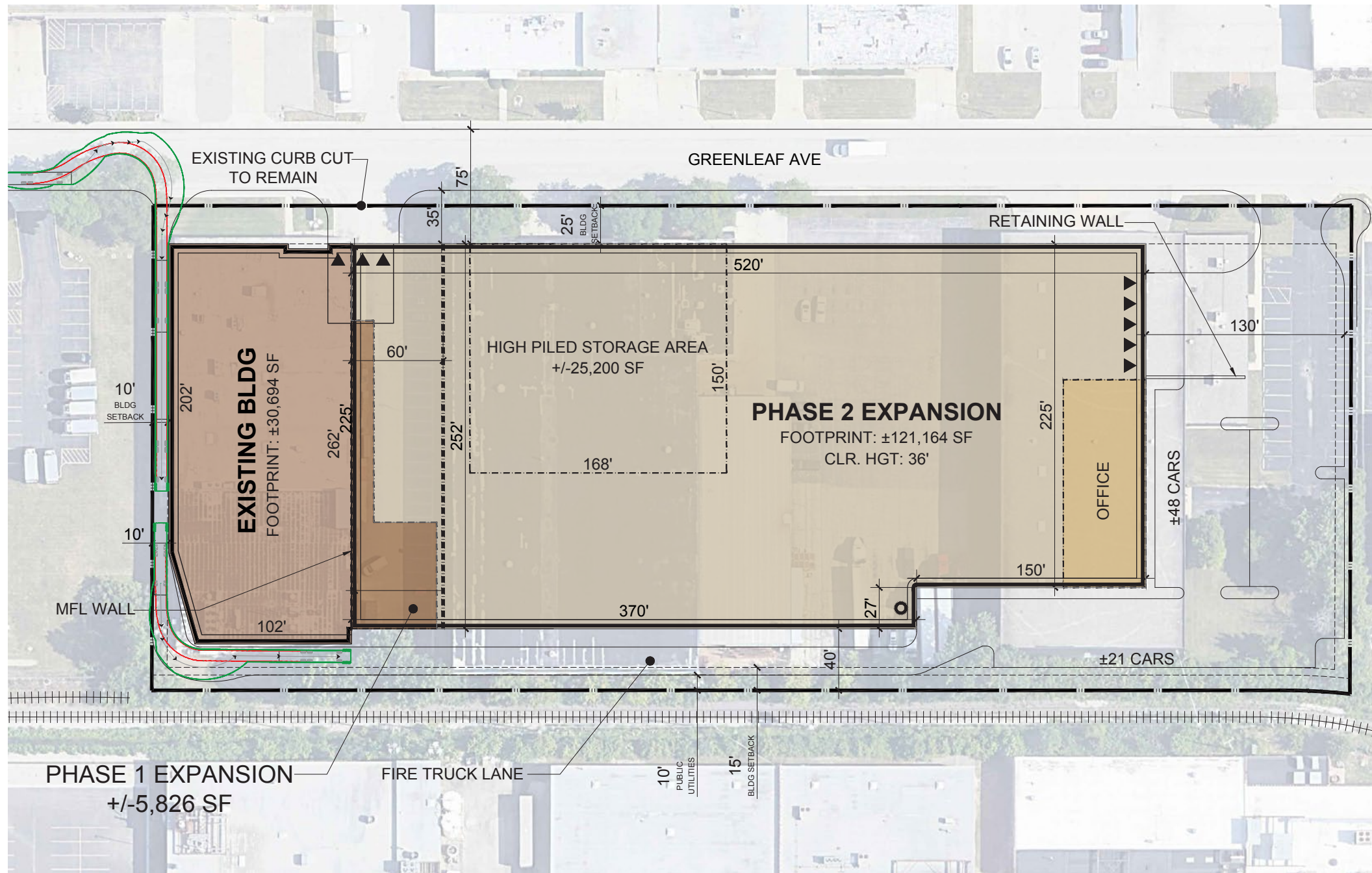
BRATT
CAPITAL PARTNERS

GREENRIDGE

2355 GREENLEAF AVE
ELK GROVE VILLAGE, IL

CONCEPT DESIGN
CHI21-0157-00
07.08.2022





PROJECT DATA:		DEVELOPMENT STANDARDS:	
SITE AREA:		ZONING: L-2	
GROSS:	5.71 AC 248,944 SF	MAX. F.A.R.:	2.00
DETECTION: UNDERGROUND		MAX. COVERAGE:	80%
NET:	5.71 AC 248,944 SF	MAX. BLDG. HT.:	60 FT ¹
BUILDING AREA:		BUILDING SETBACKS:	
PHASE 1 EXPANSION:	5,826 SF	FRONT:	25 FT
PHASE 2 EXPANSION:	121,164 SF	SIDE:	10 FT ²
EXISTING BLDG:	30,694 SF	REAR:	15 FT ²
TOTAL BUILDING AREA:	157,684 SF	LANDSCAPE SETBACKS:	
BUILDING USE:		FRONT:	TBD ⁴
WAREHOUSE	150,340 SF	SIDE:	TBD ⁴
OFFICE	7,344 SF	REAR:	TBD ⁴
FAR:		LANDSCAPE REQ.:	
GROSS:	0.63	TBD ⁴	
NET:	0.63		
COVERAGE:		OFF-STREET PARKING:	
GROSS:	63%	STANDARD:	9'X19'
NET:	63%	COMPACT:	TBD ⁴
PARKING REQUIRED:		COMPACT %:	TBD ⁴
WAREHOUSE	1/2 EMP	DRIVE AISLE:	24 FT
OFFICE	1/200 SF	FIRE LANE:	26 FT
TOTAL	37 STALLS	OVERHANG:	TBD ⁴
PARKING PROVIDED:		TREE WELL:	TBD ⁴
AUTO:	72 STALLS @0.46/1000 SF		
REQ. ACCESSIBLE			
TRUCK DOCKS:		8 REQ. PARKING RATIO BY USE:	
▲ DOCK-HIGH DOORS		WAREHOUSE:	1/2 EMP ³
		OFFICE:	1/200 SF

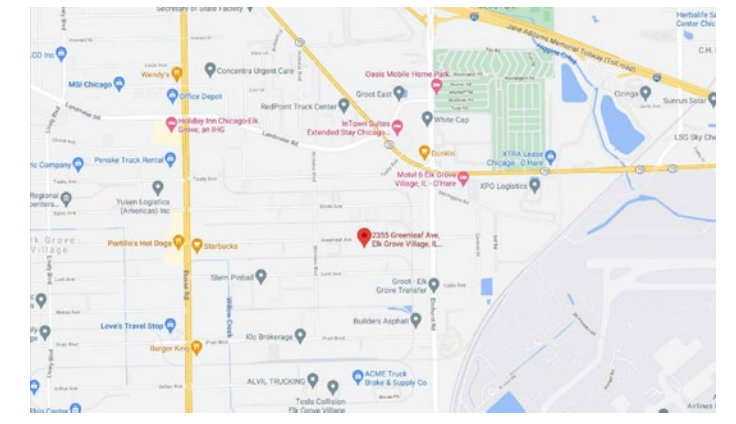
NOTES:
 1 0' or 6 stories.
 2 50' adjacent to residential.
 3 plus 1 space for each vehicle used in the conduct of the enterprise.
 4 To be determined by city.

A PORTION OF THE ZONING INFORMATION IS UNKNOWN AT THIS TIME AND REQUIREMENTS MAY DIFFER THAN WHAT IS SHOWN IN THE SITE PLAN.

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

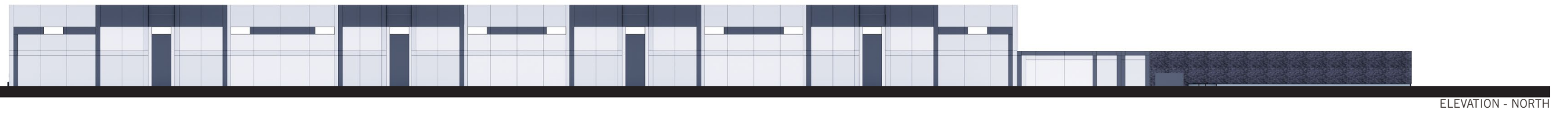
Stormwater Management Design: ASSUMED UNDERGROUND SYSTEM

Boundary Source: PDF ALTA SURVEY



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CONCEPTUAL SITE PLAN
 GREENRIDGE
 ELK GROVE VILLAGE, IL - CHI21-0157-00



PERSPECTIVE- NORTH WEST



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GREENRIDGE

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WARE MALCOMB 07.21.2022